141.0	0003	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,147,300	/	1,147,300
USE VALUE:	1,147,300	/	1,147,300
ASSESSED:	1,147,300	/	1,147,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBERG DANIEL/ETAL
Owner 2:	ROSENBERG LAURE I
Owner 3:	
Street 1:	72 WALNUT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,358 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Aluminum Exterior and 4486 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12358.000	593,800		553,500	1,147,300
Total Card	0.284	593,800		553,500	1,147,300
Total Parcel	0.284	593,800		553,500	1,147,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 255.77 | /Parcel: 255.7

Legal Description

User Acct
90751
GIS Ref
GIS Ref
Insp Date
03/09/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0003-0016.0

!10902!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	593,800	0	12,358.	553,500	1,147,300	1,147,300	Year End Roll	12/18/2019
2019	104	FV	475,500	0	12,358.	553,500	1,029,000	1,029,000	Year End Roll	1/3/2019
2018	104	FV	475,500	0	12,358.	490,300	965,800	965,800	Year End Roll	12/20/2017
2017	104	FV	444,000	0	12,358.	411,200	855,200	855,200	Year End Roll	1/3/2017
2016	104	FV	444,000	0	12,358.	411,200	855,200	855,200	Year End	1/4/2016
2015	104	FV	365,400	0	12,358.	355,800	721,200	721,200	Year End Roll	12/11/2014
2014	104	FV	365,400	0	12,358.	344,000	709,400	709,400	Year End Roll	12/16/2013
2013	104	FV	381,100	0	12,358.	327,400	708,500	708,500		12/13/2012

PRINT

Date	Time
12/11/20	01:08:29

LAST REV

Date	Time
04/17/18	08:59:27
ekelly	

USER DEFINED

Prior Id # 1:	90751
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10902

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACK RUTH	25822-40		11/16/1995		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2009	949	New Wind	34,900					
7/17/2002	571	Porch	2,500	C				NEW FRONT DECK

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Measured	345	PATRIOT
6/26/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
11/29/1999	Entry Denied	243	PATRIOT
5/1/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12358		Sq. Ft.	Site		0	70.	0.64	8									553,517						553,500	

Total AC/HA:	0.28370	Total SF/SM:	12358	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	553,517	Spl Credit		Total:	553,500

EXTERIOR INFORMATION

Type:	12 - Multi-Conver
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	2 - Softwood	
Sec Floors:	4 - Carpet	10 %
Bsmnt Flr:	2 - Softwood	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.94560808
Const Adj.:	0.99989998
Adj $ / SQ:	151.282
Other Features:	107500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860543
Depreciation:	266768
Depreciated Total:	593775

COMMENTS

. WIP -UAT RENOVATIONS, SIDING & REAR OF HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 7			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
1	6	3	
Totals			
2	15	7	

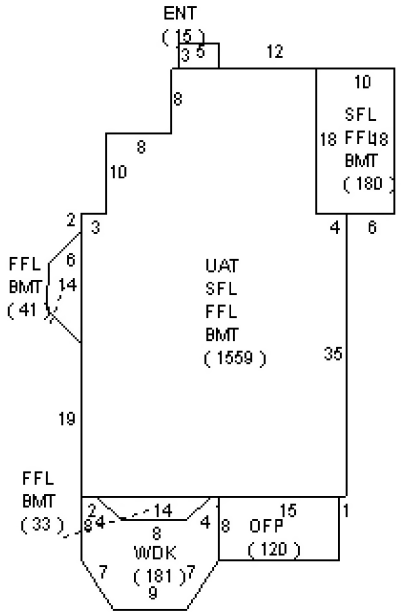
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.41
Special Features:	0	Val/Su Net:	97.81
Final Total:	593800	Val/Su SzAd	167.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,813	54.230	98,327
FFL	First Floor	1,813	151.280	274,275
SFL	Second Floor	1,739	151.280	263,080
UAT	Upper Attic	390	84.720	33,019
WDK	Deck	181	11.520	2,086
OFP	Open Porch	120	30.250	3,630
ENT	ENTRY	15	26.400	396
	Net Sketched Area:	6,071	Total:	674,813
Size Ad	3552	Gross Are	7240	FinArea 4486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	G	GD	2008	0.00	T	6.6	104						
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	104						

More: N	Total Yard Items:		Total Special Featues:		Total: